THIS [illegible] PREPARED BY:
[illegible] Herbert, Carlton & Crawford
[illegible]
200 Fourth Avenue North
Nashville, TN 37219-2196

BOOK 7274 PAGE 925

Bk 36

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
173-1-181	Joe F. Carlton, Jr.	Sears Mortgage Corporation 300 Knightsbridge Parkway Lincolnshire, IL 60069
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 07-41-60761
	433-435 Cedarcreek Trail	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, a part of which is the assumption of one certain deed of trust dated November 21, 1986, and filed for record December 1, 1986 in the Office of the Register of Davidson County, Tennessee, in Book 7055, page 301, and note of even date thereby secured in the original principal amount of $69,000.00 payable to Sears Mortgage Corporation which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of James A. Hedrich and wife, Nancy K. Hedrich under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

JAMES A. HEDRICH and wife, NANCY K. HEDRICH

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOE F. CARLTON, JR.

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 6 on the Plan of Lot No. 6, Monte Carlo Estates, Section 3-A, as shown in Book 6200, page 527, Register's Office for said County, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to James A. Hedrich and wife, Nancy K. Hedrich, by deed from Dominion Properties, as of record in Book 7055, page 298, Register's Office for said County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and all matters shown on the recorded plan referred to above.

This instrument prepared by David B. Herbert, Attorney, 200 Fourth Avenue, North, Nashville, Tennessee upon information furnished by the parties herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as set out above and 1987 taxes which Grantee herein assumes and agrees to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12th day of June, 19 87.

Nancy K Hedrich
Nancy K. Hedrich

James A. Hedrich
James A. Hedrich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James A. Hedrich the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 12 day of June, 1987.

(*or proved to me on the basis of satisfactory evidence)

My commission expires: 3/11/90

Mary Ann Selley
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Nancy K. Hedrich the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this, the 12 day of June, 1987.

(*or proved to me on the basis of satisfactory evidence)

My commission expires: 3/11/90

Mary Ann Selley
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 73,544.66 Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June 1987

MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED

FROM

JAMES A. HEDRICH AND WIFE

NANCY K. HEDRICH

TO

JOE F. CARLTON, JR.

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____

_____
Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7274 PAGE 927

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			205.80 CO TAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK 212.30-	
1959A06/22/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38739

IDENTIFICATION REFERENCE

JUN 22 2 21 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 96201